Yukon Bureau of Statistics

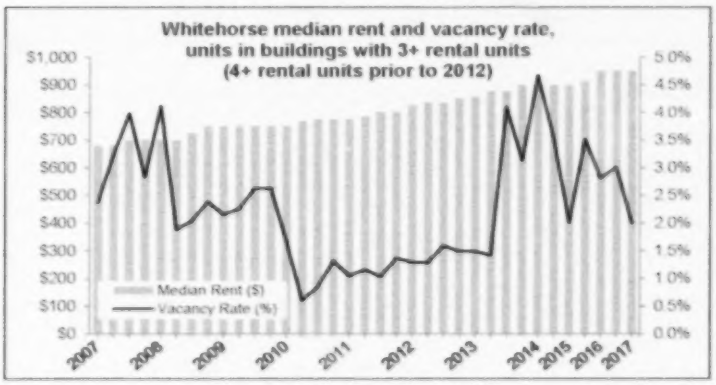
Yukon Rent Survey
April 2017

Highlights

- In April 2017, Whitehorse's median rent for units in *buildings with 3 or more rental units* was $950 and the vacancy rate was 2.0%.
- Compared with October 2016, the median rent in Whitehorse for units in *buildings with 3 or more rental units* remained the same at $950, and the vacancy rate decreased 1.0 percentage point from 3.0% to 2.0%.
- For *rental units in all types of buildings* in Whitehorse, the median rent was $1,000 and the vacancy rate was 1.7%.

The Yukon Rent Survey is a Yukon Bureau of Statistics (YBS) survey that has historically been conducted in the third month of every quarter (March, June, September and December) in Whitehorse, Watson Lake, Haines Junction and Dawson City. Beginning in 2014, the survey is being conducted on a semi-annual basis in April and October. In addition to the change in frequency, the survey methodology has been updated and the survey universe has been expanded to cover all types of buildings with rental units (single detached houses, townhouses/row houses, duplexes, triplexes and fourplexes, condominiums, apartment buildings, store-top (commercial), mobile homes, cabins and garden suites). Subsidized or government-owned housing, and informal or illegal units remain excluded from the survey.

Despite the change in methodology, YBS will continue to generate median rent and vacancy rates for units in buildings with 3 or more rental units using comparable methodology to maintain the time series for historical comparisons. Pages 2 to 4 of this report include estimates based on the new methodology, while the analysis on the first page refers to buildings with 3 or more rental units. The graph below displays historical trends[1] of median rent and vacancy rates in Whitehorse.



For units in buildings with 3 or more rental units, the median rent in April 2017 ($950) remained the same compared to a year earlier (April 2016) and remained the same compared to the previous reporting period (October 2016).

The vacancy rate remained almost stable (around 1.5%) between December 2010 and June 2013, and then started increasing to reach 4.7% in April 2014, (the highest rate since 2004) before showing an overall downward trend.

The vacancy rate in April 2017 (2.0%) was 0.8 percentage points lower than the rate in April 2016 (2.8%), and 1.0 percentage point lower compared to the vacancy rate in October 2016 (3.0%).

Whitehorse rent summary for units in buildings with 3 or more rental units, April 2017

Number of units in survey	1,043
Number of vacant units	21
Vacancy rate for all units	2.0%
Median rent for all units	$950

Whitehorse rent summary for units in buildings with 2 or more units[2], April 2017

Number of units in survey	1,799
Number of vacant units	31
Vacancy rate for all units	1.7%
Median rent for all units	$951

Whitehorse rent summary for units in all types of buildings with rental units, April 2017

Number of units in survey	2,215
Number of vacant units	37
Vacancy rate for all units	1.7%
Median rent for all units	$1,000

[1] *Figures prior to 2012 are provided as indicators of trends and are not strictly comparable to subsequent figures.*

[2] *Comparable to YBS Expanded Rent Survey and do not include single detached houses, condominiums and mobile homes.*

***Note**: Historically, the regular quarterly rent survey included buildings with 4 or more rental units. In 2012, the survey universe was expanded to include buildings with 3 or more rental units. From 2011 onwards, an additional Expanded Rent Survey of buildings with 2 or more dwelling units was conducted in September of each year. These surveys continued until the end of 2013.*

Other Sources of Housing Market Information:

- **Real Estate Report** - average house prices by subdivision and type of dwelling.
  http://www.eco.gov.yk.ca/stats/stats_princ.html
- **2011 National Household Survey (NHS) Focus on Geography Series: Housing** - includes Yukon information on housing tenure (owned/rented/band housing), affordability, suitability, etc.
  http://www12.statcan.gc.ca/nhs-enm/2011/as-sa/fogs-spg/Pages/FOG.cfm?lang=E&level=2&GeoCode=60
- **CMHC Renting in Yukon Factsheet** - Legal information on rental agreements specific to Yukon.
  http://www.cmhc-schl.gc.ca/en/co/reho/yogureho/fash/fash_013.cfm

Rent Summary for All Buildings with Rental Units, by Type, Yukon, April 2017

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	250	250	2	0.8%	$1,500	$1,676
Townhouse/Row house	30	101	2	2.0%	$1,425	$1,404
Duplex[1]	431	602	7	1.2%	$1,154	$1,224
Triplex and Fourplex	70	182	5	2.7%	$1,100	$1,141
Condominium	101	144	5	3.5%	$1,506	$1,519
Apartment Building[2]	50	882	24	2.7%	$950	$944
Store-top (Commercial)[3]	24	100	0	0.0%	$988	$1,070
Mobile Home	76	76	0	0.0%	$1,000	$1,010
Cabin	10	10	0	0.0%	$880	$926
Garden Suite	7	9	0	0.0%	$1,250	$1,214
All Types[4]	**1,047**	**2,357**	**47**	**2.0%**	**$1,000**	**$1,172**

[1] Duplex includes single detached houses with a legal rental suite. [2] Buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space. [4] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

For rental units in all types of buildings, Yukon's median rent for April 2017 was $1,000. The highest median rent reported by landlords was $1,506 per month for condominiums. Single detached houses had the second-highest median rent at $1,500 per month. The lowest median rent was $880 per month for cabins.

In April 2017, the maximum number of rental units (882) was in apartment buildings, followed by the number of rental units (602) in duplexes (include single detached houses with a rental suite). The lowest number of rental units (9) was in garden suites.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Type of Unit, Yukon, April 2017

	All Types	Single Detached House	Townhouse/ Row house	Duplex[1]	Triplex and Fourplex	Condo-minium	Apartment Building[2]	Store-top (Commercial)[3]	Mobile Home	Cabin	Garden Suite
Number of Buildings with Rental Units	1,047	250	30	431	70	101	50	24	76	10	7
Median Rent											
All	$1,000	$1,500	$1,425	$1,154	$1,100	$1,506	$950	$988	$1,000	$880	$1,250
Bachelor	$750	$981[†]	x	$850	$845	x	$750	$750	...	$500[†]	...
1 Bedroom	$950	$1,100	$850	$992	$900	$1,200	$950	$1,000	x	x	$1,038[†]
2 Bedrooms	$1,089	$1,256	$1,410	$1,154	$1,250	$1,500	$950	$1,300	$1,000	x	x
3-4 Bedrooms	$1,500	$1,700	$1,725	$1,500	$1,500	$1,600	$1,350	x	$1,000	x	x
5+ Bedrooms	$1,700	$2,000	...	x	...	...	...	...	...	...	...
Total Units											
All[4]	2,357	250	101	602	182	144	882	100	76	10	9
Bachelor	179	4	1	8	11	2	118	31	...	4	...
1 Bedroom	692	15	15	169	61	17	375	31	2	1	5
2 Bedrooms	894	53	39	228	68	51	374	36	39	2	3
3-4 Bedrooms	579	167	46	196	42	74	14	2	35	2	1
5+ Bedrooms	13	11	...	2	...	...	...	...	...	...	...
Vacant Units											
All[4]	47	2	2	7	5	5	24	0	0	0	0
Bachelor	10	0	0	0	2	0	8	0	...	0	...
1 Bedroom	21	0	1	5	2	2	10	0	0	0	0
2 Bedrooms	13	0	1	2	1	2	7	0	0	0	0
3-4 Bedrooms	4	2	0	0	0	1	0	0	0	0	0
5+ Bedrooms	0	0	...	0	...	...	...	...	...	...	...
Vacancy Rate											
All	2.0%	0.8%	2.0%	1.2%	2.7%	3.5%	2.7%	0.0%	0.0%	0.0%	0.0%
Bachelor	5.6%	0.0%	0.0%	0.0%	18.2%	0.0%	6.8%	0.0%	...	0.0%	...
1 Bedroom	3.0%	0.0%	6.7%	3.0%	3.3%	11.8%	2.7%	0.0%	0.0%	0.0%	0.0%
2 Bedrooms	1.5%	0.0%	2.6%	0.9%	1.5%	3.9%	1.9%	0.0%	0.0%	0.0%	0.0%
3-4 Bedrooms	0.7%	1.2%	0.0%	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%
5+ Bedrooms	0.0%	0.0%	...	0.0%	...	...	...	...	...	...	...

x = Suppressed. ... = Not appropriate/applicable. [†] Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Duplex includes single detached houses with a legal rental suite. [2] Buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space. [4] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Median Rent and Total Units (for all buildings with rental units), by Size and Decade of Construction, Yukon, April 2017

	All Years	1930-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-Present	Unknown Years
Number of Buildings with Rental Units	1,047	140	120	193	66	136	115	133	145
Median Rent									
All	$1,000	$850	$1,012	$950	$950	$992	$1,325	$1,500	$1,150
Bachelor	$750	$700	$700	$750	$750	$750†	$950†	x	$750
1 Bedroom	$950	$900	$950	$900	$850	$950	$950	$1,000	$1,000
2 Bedrooms	$1,089	$1,050	$1,137	$950	$950	$1,100	$1,425	$1,500	$1,250
3-4 Bedrooms	$1,500	$1,500	$1,350	$1,300	$1,450	$1,500	$1,600	$1,700	$1,503
5+ Bedrooms	$1,700	...	x	...	...	...	$3,950†	...	$1,700
Total Units									
All[1]	2,357	303	372	648	150	250	173	232	229
Bachelor	179	83	28	10	9	5	5	1	37
1 Bedroom	892	65	152	204	62	80	47	44	37
2 Bedrooms	894	72	148	313	59	94	48	87	72
3-4 Bedrooms	579	82	42	120	20	71	69	100	75
5+ Bedrooms	13	...	2	...	...	...	4	...	7

x = Suppressed. ... = Not appropriate/applicable. † Use with caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Most of the buildings with rental units (193 buildings, or 18.4% of the total) were built in the decade of 1970-79 (note: 'unknown years' may also include units built in 1970-79). In general, the newer the building, the higher the median rent reported.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Community, April 2017

	Yukon	Whitehorse	Dawson	Watson Lake	Haines Junction
Number of Buildings with Rental Units	1,047	956	39	32	20
Median Rent					
All	$1,000	$1,000	$850	$850	$825
Bachelor	$750	$750	$750	x	...
1 Bedroom	$950	$950	$850	$875	$650†
2 Bedrooms	$1,089	$1,096	$1,200	$688	$850
3-4 Bedrooms	$1,500	$1,500	$1,500†	$937	$1,200
5+ Bedrooms	$1,700	$1,700	...	...	...
Total Units					
All[1]	2,357	2,215	48	76	20
Bachelor	179	165	13	1	...
1 Bedroom	892	636	20	33	4
2 Bedrooms	894	865	8	11	9
3-4 Bedrooms	579	536	5	31	7
5+ Bedrooms	13	13	...	...	...
Vacant Units					
All[1]	47	37	2	6	2
Bachelor	10	9	1	0	...
1 Bedroom	21	14	1	6	0
2 Bedrooms	13	13	0	0	0
3-4 Bedrooms	4	1	0	0	2
5+ Bedrooms	0	0	...	...	...
Vacancy Rate					
All	2.0%	1.7%	4.3%	7.9%	10.0%
Bachelor	5.6%	5.5%	7.7%	0.0%	...
1 Bedroom	3.0%	2.2%	5.0%	18.2%	0.0%
2 Bedrooms	1.5%	1.5%	0.0%	0.0%	0.0%
3-4 Bedrooms	0.7%	0.2%	0.0%	0.0%	28.6%
5+ Bedrooms	0.0%	0.0%	...	...	...

x = Suppressed. ... = Not appropriate/applicable. † Use with caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

The highest median rent reported for any size of rental units (in the communities surveyed) was $1,700 for units with 5 or more bedrooms in Whitehorse.

Of the 47 vacant rental units in Yukon in April 2017, 37 were in Whitehorse. The highest number of vacancies in Whitehorse was reported for 1-bedroom units at 14, followed by 2-bedroom units at 13.

In Whitehorse, the highest vacancy rate was at 5.5%† for bachelor units, and the lowest was for units with five or more bedrooms at 0.0%.

Rent Summary for All Buildings with Rental Units, by Type, Whitehorse, April 2017

Type of Building	Number of Buildings	Rental Units	Vacant Units	Vacancy rate	Median Rent	Average Rent
Single Detached House	213	213	0	0.0%	$1,500	$1,731
Townhouse/Row house	28	94	2	2.1%	$1,425	$1,428
Duplex[1]	418	585	7	1.2%	$1,180	$1,229
Triplex and Fourplex	69	178	4	2.2%	$1,125	$1,152
Condominium	101	144	5	3.5%	$1,506	$1,519
Apartment Building[2]	48	851	17	2.0%	$950	$949
Store-top (Commercial)[3]	22	91	0	0.0%	$1,013	$1,095
Mobile Home	45	45	0	0.0%	$1,100	$1,135
Cabin	7	7	0	0.0%	$1,040	$1,238
Garden Suite	6	8	0	0.0%	$1,200	$1,109
All Types[4]	**956**	**2,215**	**37**	**1.7%**	**$1,000**	**$1,183**

[1] Duplex includes single detached houses with a legal rental suite. [2] Buildings with five or more units.
[3] Store-top units are residential units in buildings which primarily contain commercial space. [4] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

Median Rent, Total Units and Vacancy Rate (for all buildings with rental units), by Size and Location, Whitehorse, April 2017

	Whitehorse Total	Downtown	Riverdale	Upper Whitehorse[1]	Porter Creek	Whistlebend	Crestview	Country Residential
Number of Buildings with Rental Units	956	220	174	340	179	11	17	15
Median Rent								
All	$1,000	$950	$1,030	$1,000	$1,200	$1,700	$1,200	$1,450
Bachelor	$750	$750	$850	$775	$950	...	...	x
1 Bedroom	$950	$950	$900	$900	$950	$988[†]	$1,050	x
2 Bedrooms	$1,096	$1,121	$1,006	$1,154	$1,253	$1,550	$1,500	x
3-4 Bedrooms	$1,500	$1,550	$1,500	$1,550	$1,400	$1,850	$1,300	$1,725
5+ Bedrooms	$1,700	x	...	$2,000	...	...	...	...
Total Units								
All[2]	2,215	710	537	615	290	21	28	15
Bachelor	165	82	10	68	6	...	...	1
1 Bedroom	636	340	128	95	56	4	9	3
2 Bedrooms	865	213	306	208	119	6	10	3
3-4 Bedrooms	536	74	92	233	109	11	9	8
5+ Bedrooms	13	2	...	11	...	...	...	...
Vacant Units								
All[2]	37	9	9	15	3	0	0	0
Bachelor	9	0	2	7	0	...	...	0
1 Bedroom	14	7	3	4	0	0	0	0
2 Bedrooms	13	2	4	4	2	0	0	0
3-4 Bedrooms	1	0	0	0	1	0	0	0
5+ Bedrooms	0	0	...	0	...	...	...	...
Vacancy Rate								
All	1.7%	1.3%	1.7%	2.4%	1.0%	0.0%	0.0%	0.0%
Bachelor	5.5%	0.0%	20.0%	10.3%	0.0%	...	...	0.0%
1 Bedroom	2.2%	2.1%	2.3%	4.2%	0.0%	0.0%	0.0%	0.0%
2 Bedrooms	1.5%	0.9%	1.3%	1.9%	1.7%	0.0%	0.0%	0.0%
3-4 Bedrooms	0.2%	0.0%	0.0%	0.0%	0.9%	0.0%	0.0%	0.0%
5+ Bedrooms	0.0%	0.0%	...	0.0%	...	...	...	...

x = Suppressed. ... = Not appropriate/applicable. [†] Use caution when analyzing data due to high variance or a small number of rental units within the category.
[1] Upper Whitehorse includes Granger, Arkell, Copper Ridge, Ingram, Logan, Hillcrest, Takhini, Valleyview and Lobird/South Access. This aggregation has been made due to small numbers of surveyed buildings in these subdivisions.
[2] Numbers may not add up to the total due to rounding and vacancy rates may have been affected by small number of units.

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